

**Worlebury Close, Worlebury Weston-Super-Mare, Somerset.  
BS22 9RT**

**£450,000 Freehold**

**SOLD STC**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this fabulous 3 bedroom detached home, one of only 9 houses in a quiet cul-de-sac on Worlebury Hill - perfect for the growing family thanks to its stunning 24ft open plan kitchen, large rooms and huge rear garden. Greatly improved by the current owner the accommodation comprises;

To the ground floor; entrance vestibule, large welcoming hallway with original oak flooring and art deco balustrade half turn staircase. A generous lounge centred around a feature art deco fireplace complimented by the beautiful original oak Parquet flooring and bay window. The fully integrated kitchen fitted in 2022 opens into a bright, airy dining/family room and is perfectly suited for entertaining. There is also a WC and large larder cupboard to the rear.

To the first floor; 3 double bedrooms all with built in wardrobes. The master enjoys a pleasant outlook from the bay window and at 15ftx15ft offers space not often seen in bedrooms. Bedroom 2 measuring at 14ftx13ft could be a master bedroom given the size and Bedroom 3 is a comfortable double. The Bathroom has been fitted with Rain shower and hand shower over the shower bath, pedestal wash hand basin and provides ample storage in large airing cupboard. The separate WC is hugely convenient for larger families.

Outside the huge rear garden enjoys maximum sunshine throughout the day, coupled with the large frontage that provides parking for a minimum of 2 vehicles. There is certainly scope to extend the property and still enjoy a fabulous garden thanks to the generous plot. A single garage with power, plumbing and light is accessed internally and again could offer scope to extend (subject to consent)

A rare find we encourage an early application to viewing as this is sure to generate a great deal of interest.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached Family Residence
- Three Double Bedrooms
- Updated Throughout whilst Retaining Many Features
- Fabulous Kitchen/Dining Room + French Doors to Deck
- Large West Facing Rear Garden
- Ample Driveway Parking & Garage
- Viewing Highly Recommended
- Council Tax Band E
- EPC - C



## ROOM DESCRIPTIONS

### Entrance Lobby

Upvc door & windows, tile effect flooring. A useful room for coats & boot storage. Wooden front door opening to Hallway.

### Hall

Spacious Hallway with original Parquet Ok flooring, staircase rising for first floor with original obscure glazed window to Lobby. Useful under stairs cupboard. Internal door to Garage. Radiator. Coving.

### Lounge

Impressive dual aspect reception room with twin double glazed windows to side aspect including custom made wooden blinds & wide bow double glazed window with feature curved radiator below. Original tiled fireplace & hearth. Parquet floor, coving.

### Kitchen/Diner

The heart of the home is this luxury kitchen/diner with triple aspect double glazed windows to either end & double glazed patio doors opening to the rear garden & a decked area ideal for entertaining.

The recently fitted kitchen features a comprehensive range of base & eye level units with curved Art-deco style end cupboards in a contrasting dark & light grey finish with white quartz effect composite worksurface.

Integrated eye level Bosch double oven, Belling induction hob with extractor chimney over & a feature mosaic style splash-back, integrated fridge/freezer & dishwasher. White butler sink with mixer taps, oversized porcelain tiling throughout. Ceiling spotlights. Breakfast bar dividing the kitchen from the formal dining area/family room with ample space for a table & chairs.

### Rear Hall

Upvc door to rear garden. Door to useful store cupboard. Tiled floor.

### Cloakroom

White suite consisting low level WC & feature corner wash hand basin with cupboard below. Obscure double glazed window. Tiled splash-backs & floor.

### Landing

Large double glazed window flooding the area with natural light. Loft access with pull-down ladder. Coving. Doors to all rooms.

### Bedroom One

Dual aspect room with extra wide front facing bow double glazed window & double glazed window to side aspect. Integral double wardrobe, radiator. Coving.

### Bedroom Two

Another dual aspect room with rear facing double glazed window & double glazed window to side aspect. Integral double wardrobe, radiator. Air vent.

### Bedroom Three

Front facing double glazed window, radiator, cupboard.

### Bathroom

Modern white suite consisting 'L' shape bath with Victorian style mains operated shower over plus a chrome Victorian style hand held shower attachment. Pedestal wash hand basin, chrome ladder style radiator plus a period style radiator & towel warmer. Obscure double glazed window, dark wood laminate floor, ceiling spotlights. Tiled splash-backs. Door to large walk-in cupboard housing Weissman gas combination boiler.

### W.C.

Separate room with low level WC. Obscure double glazed window. Wood laminate floor. Half tiled walls. Air vent.

### Attached Garage/Utility Room

Single garage with up & over door, power & light. Double glazed window. To the rear an area set aside for white goods including space & plumbing for a washing machine plus additional space for tumble dryer, fridge, freezer etc.

### Rear Garden

Almost due West facing & enjoying the majority of sunshine the garden is an excellent size & fully enclosed being ideal for children to play safely. The garden is split into three distinct areas with a lawned area & small decked area to the immediate rear of the kitchen, a concrete path running between this area & a stone chip area to the other side with a slightly raised area to the rear of the garden currently used for a child's play area including trampoline. Tucked in behind the garage is a small area of artificial grass and gated side access leading to the front drive. Outside lights & power.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

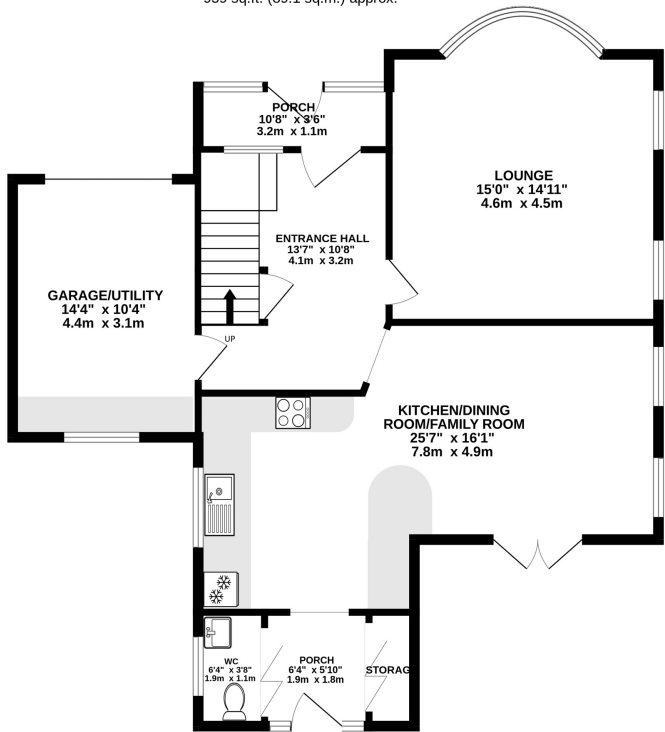




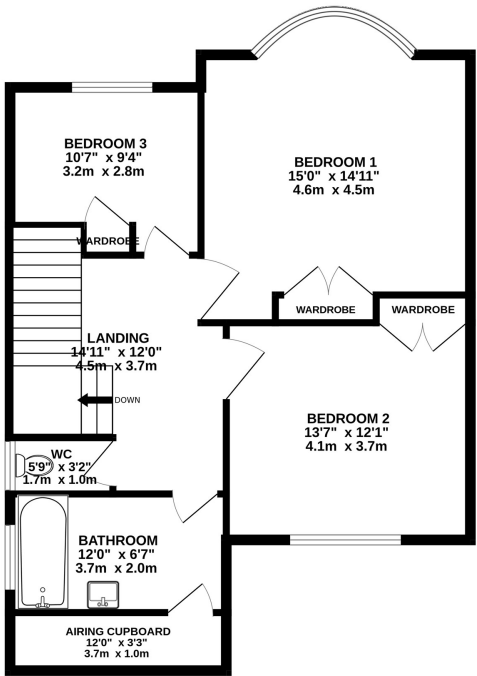


FLOORPLAN & EPC

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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